The undersigned, legal owner(s) of the property satuate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section \_\_\_\_ 1 B B2.3C.1 \_\_\_ To permit a side yard setback --- of 4 -Ft.-in lieu of the required 10 Ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The dining area of the house is located in the front right side of the house. The bedrooms are located in the rear of the house. Therefore, to enlarge our dining room enough to facilitate our family, we have to come out the side. Access to the yard was originally through the dining room on to a porch and down to the driveway. To keep with the scheme of the house and for practical reasons, the porch and steps must access the driveway on the right side. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition Contract Purchaser: Legal Owner(s): City and State Attorney for Petitioner: 13214 Patuxent Rd. \_Balto\_Md. 21220 Name, address and phone number of legal own tract purchaser or representative to be contacted Alternay's Telephone No.: DERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 10th \_\_\_\_\_ day of Z July, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_29th \_\_\_\_ day of \_\_August\_\_\_\_, 19\_84\_, at 10:00 o'clock BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E. DIRECTOR July 23, 1984

PETITION FOR ZONING VARIANCE 85-61-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #366 (1983-1984) Property Owner: Charles J. Crowther, et ux N/WS Patuxent Rd. 186' S/W Greenbank Rd. Acres: 50 X 200 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading,

> Glost & Benen Caster GILBERT S. BENSON, P.E. Asst. Chief Bureau of Public Services

GSB:EAM:ROP:ss

: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE NW/S Patuxent Rd., OF BALTIMORE COUNTY 186' SW of Greenbank Rd. (13214 Patuxent Rd.) : Case No. 85-61-A 15th District CHARLES J. CROWTHER, et ux,: Petitioners

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 9th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles J. Crowther, 13214 Patuxent Rd., Baltimore, MD 21220, Petitioners.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner County Office Building

Towson, Maryland 21204

Peter Max Zammerman

7-16-84

Property Owner: Charles J. Crowther, etury Location: Nw side Paturent Ra.

Sw of Greenbank Rd.

Re: Zoning Advisory Meeting of 7-10-84

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

subdivision. The plan must show the entire tract.

The circulation on this site is not satisfactory.

The parking arrangement is not satisfactory.

)Parking calculations must be shown on the plan.

are re-evaluated annually by the County Council.

( ➤ )Additional comments:

to issuance of a building permit.

)The access is not satisfactory.

)A record plat will be required and must be recorded prior

(X) There are no site planning factors requiring comment.
 (A) County Review Group Meeting is required.
 (B) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
 (C) This site is part of a larger tract; therefore it is defined as a subdivise.

This property contains soils which are defined as wetlands, and

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

)Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve

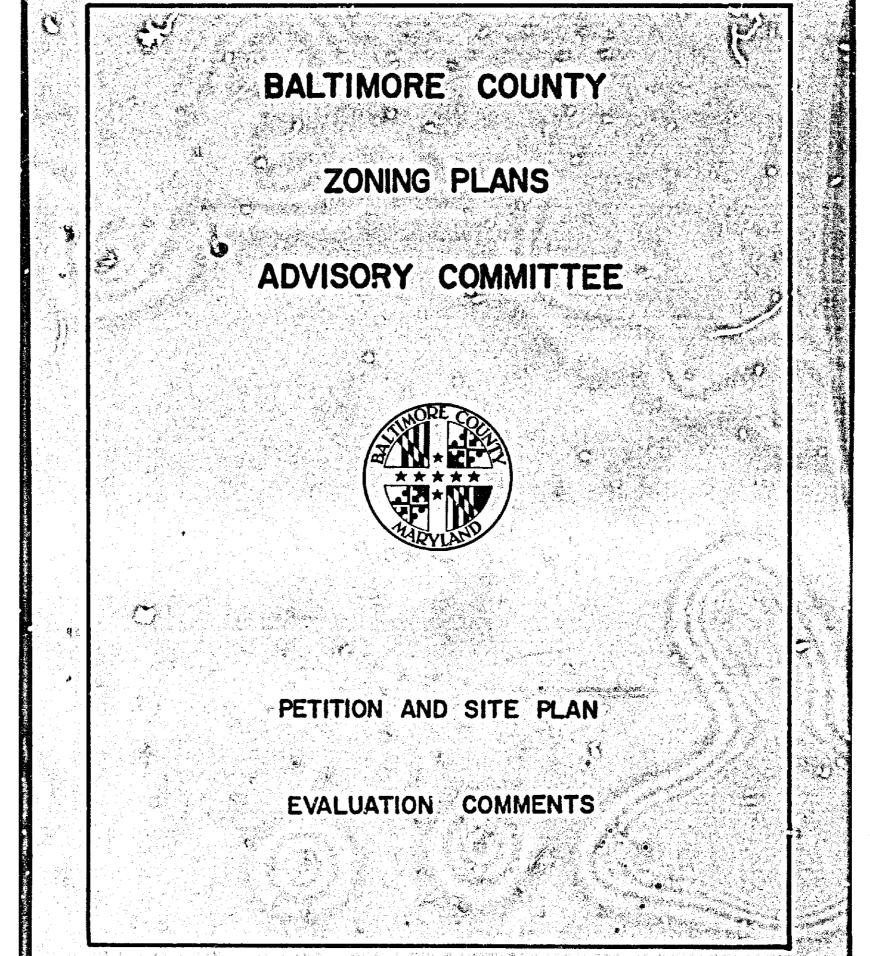
Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas

)The amended Development Plan was approved by the Planning Board

development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 16, 1984 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Mr. & Mrs. Charles J. Crowther

> RE: Item No. 366 - Case No. 85-61-A Charles J. Crowther, et ux Variance Petition

Dear Mr. & Mrs. Crowther:

13214 Putuxent Road

Nicholas B. Commodar:

Chairman

MEMBERS

Bureau of

Industrial

Engineering

Baltimore, Maryland 21220

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The Department of Traffic Engineering State Roads Commissi Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration

not available.

following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. In view of your proposal to construct an addition to the side of the existing dwelling, this hearing is required. As indicated in our conversations, your property lies within a state critical area, and therefore will be subject to any requirements of this recent legislation. At the time of this writing, comments from the Bureau of Engineering

For further information on the comments of the Department of Permits and Licenses, you may contact Mr. Charles Burnham at 494-3987.

and Health Department, concerning said legislation, were

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NBC:bsc Enclosures MICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Baltimore Co. Zoning Commissioner Date August 8, 1984

PAUL J. SOLOMON, Head FROM Environmental Planning Section, OPZ

SUBJECT\_Zoning Petitions 85-61-A and 85-62-SpH

These petitions involve property located in the Chesapeake Bay Critical Area. I have reviewed these petitions with respect to the requirements of the Critical Area and have determined that both petitions are consistent with these requirements.

For your convenience, I have attached the memo we had recently sent to you containing specific language you may wish to utilize in your zoning order.

PJS:vh

Environmental Planning Sec.

Attachment: 7-31-84 memo from Norman E. Gerber re Chesapeake Bay Critical Area Interim Requirements

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date July 31, 1984

Norman E. Gerber, Director FROM Office of Planning

SUBJECT Chesapeake Lay Critical Area Interim Requirements

All special exception and variance petitions involving property located in the designated critical area must be evaluated in terms of impacts on water quality and fish, wildlife, and plant habitat. When it has been determined that a special exception or variance is consistent with critical area protection, the following language would be suitable to be included in a zoning order:

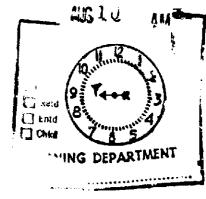
"Baltimore County, Maryland has reviewed this application involving property located in Maryland Chesapeake Bay Critical Area and has determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wild-life, and plant habitat."

Please don't hesitate to call if we can offer any further assistance regarding the requirements of the Critical Area

Norman E. Gerber Director of Planning

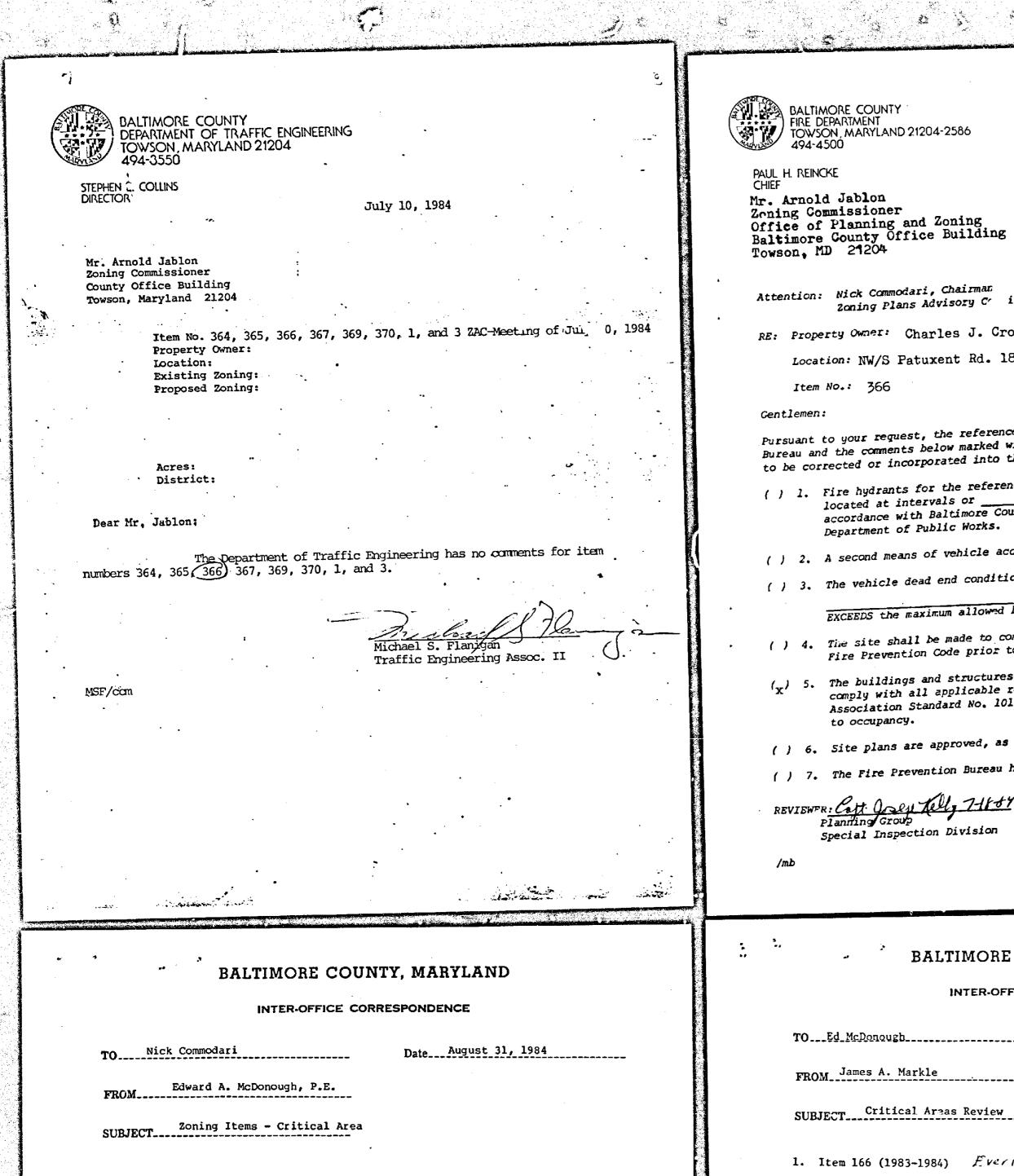
NEG:PJS:eds

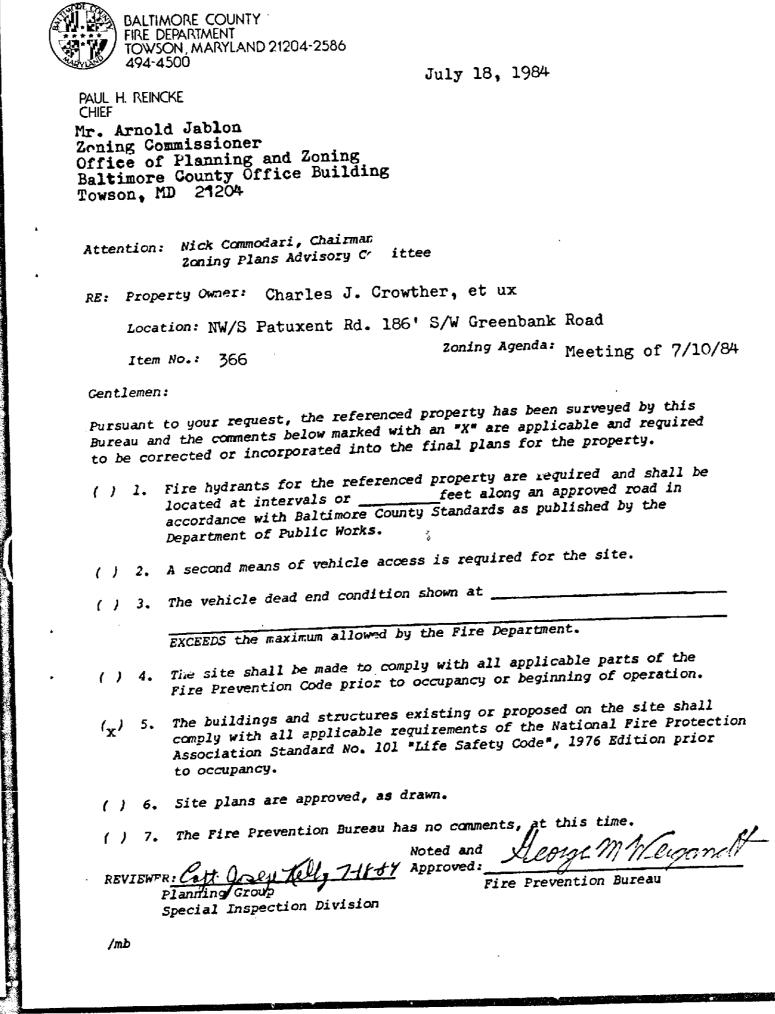
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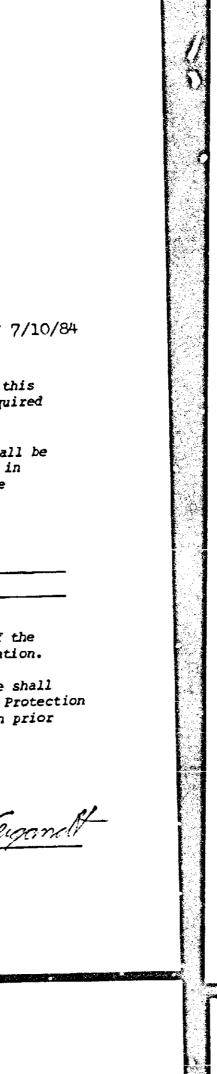


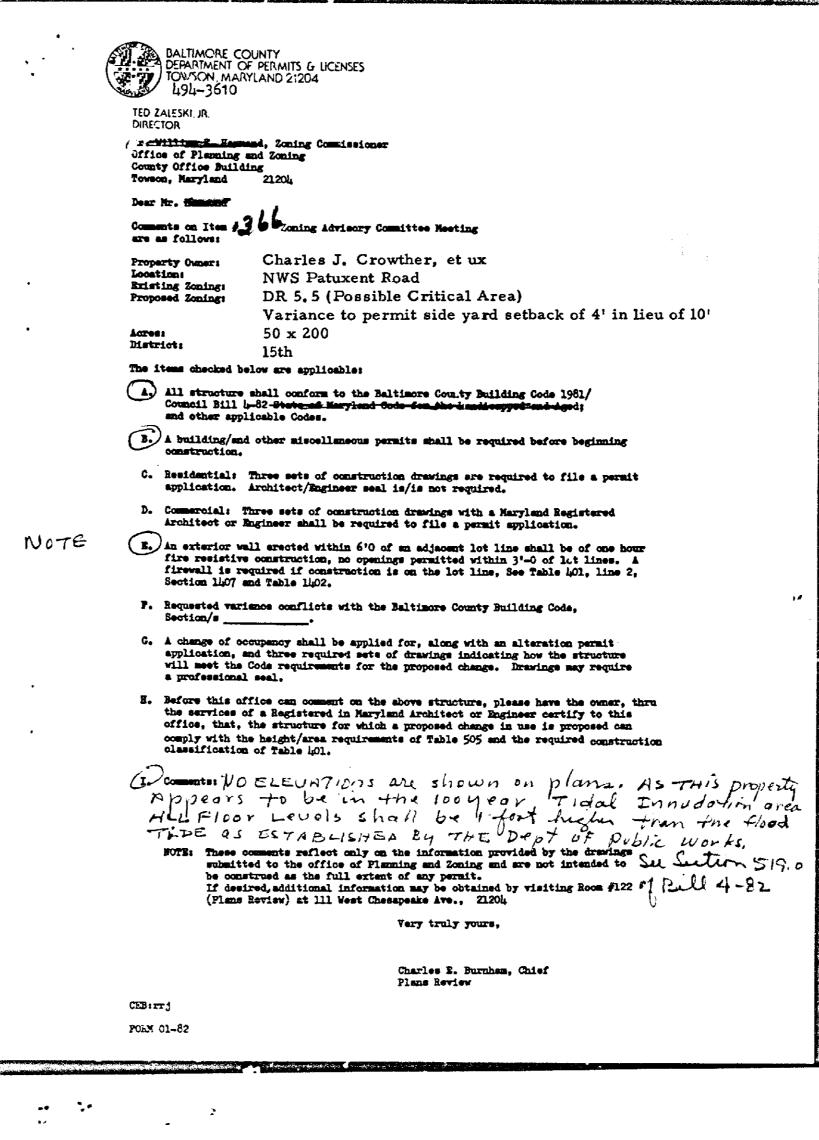
Chief, Current Planning and Development

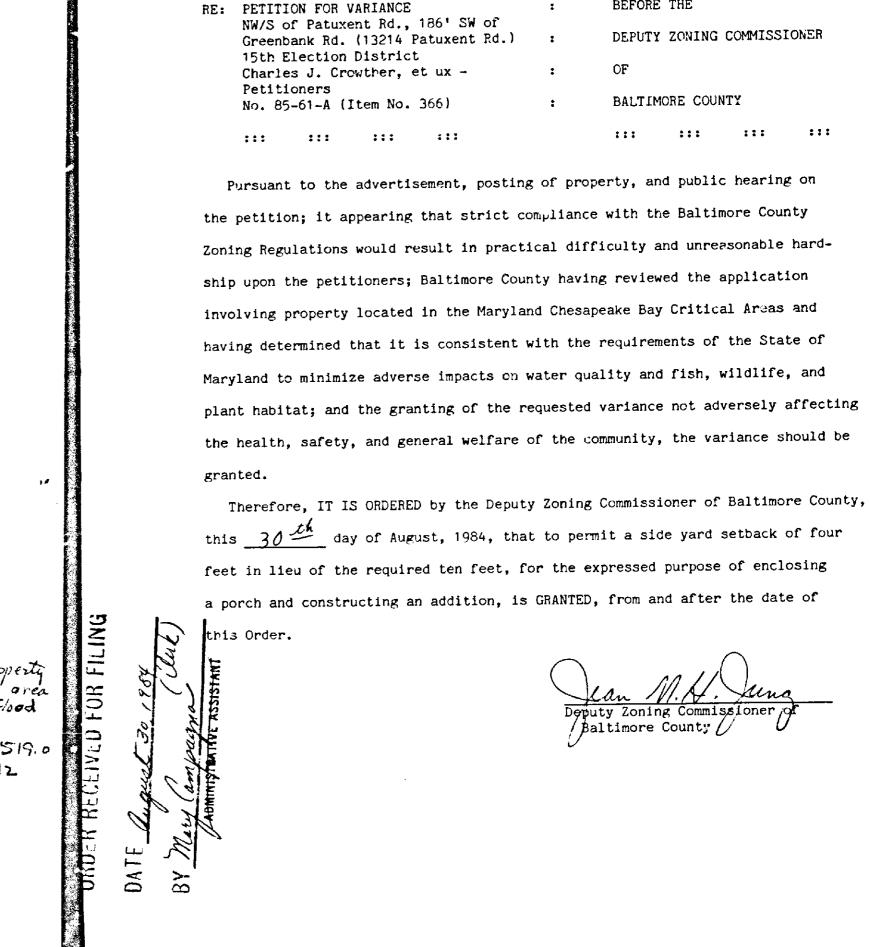
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NW/S of Patuxent Rd., 186' SW of DEPUTY ZONING COMMISSIONER Greenbank Rd. (13214 Patuxent Rd.) 15th Election District Charles J. Crowther, et ux -Petitioners No. 85-61-A (Item No. 366) BALTIMORE COUNTY ::: ::: ::: ::: ::: ::: Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30 th day of August, 1984, that to permit a side yard setback of four feet in lieu of the required ten feet, for the expressed purpose of enclosing a porch and constructing an addition, is GRANTED, from and after the date of

BEFORE THE

Attached are comments from James Markle for critical area items requested by your office.

> EDWARD A. MCDONOUGH, P.E., Chief Developers Engineering Division

EAM:ss Attachment BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Ed McDonough Date August 30, 1984 FROM James A. Markle

1. Item 166 (1983-1984) Frering

No adverse impact expected. 2. Item 249 (1983-1984) 84-3//

3. Item 278 (1983-1984) 84 - 344 No adverse impact expected.

No adverse impact expected.

4. Item 301 (1983-1984) 84-36/ No adverse impact expected.

5. Item 324 (1983-1984) Knight No adverse impact expected.

6. Item 337 (1983-1984) SoKo/ski

No adverse impact expected. 85-61-A 7. Item 366 (1983-1984)

No adverse impact expected. 8. Item 365 (1983-1984) 85-62-5PH No adverse impact expected.

9. Item 3 (1983-1984) 85-67-A

No adverse impact expected. All of the above comments are made concerning the three items that were given as Public Works review responsibility in the June 1, 1984 memo from Norman Gerber to Don Hutchinson concerning Critical Areas.

BEAETOLEUR PROCELLING DILLONG

Ed McDonough Page Two August 30, 1984

These three items are flood plains, effect of increased impervious areas and effects of points of storm water discharge.

> Chief, Storm Drain Design and Approval Section

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Zoning Commissioner October 4, 1984 Office of Planning and Zoning

FROM Ian J. Forrest

SURJECT Critical Areas Meeting - July 10, 1984

> Enclosed are Baltimore County Department of Health comments regarding critical areas for the following items: Zoning Item #365 - Matko Chullin

Zoning Item #366 - Charles J. Crowther, et ux Zoning Item #3 - Hallmark Financial Services, Inc.

> Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE PETITION FOR VARIANCE BALTIMORE COUNTY DEPARTMENT OF HEALTH Date\_\_\_August\_10\_\_1984\_\_\_\_\_ 15th Election District Arnold Jablon TO Zoning Commissioner Fetition for Variance ZONING: Norman E. Gerber, Director
FROM Office of Planning and Zoning ZONING DESCRIPTION Northwest side Patuxent Road, 186 ft. Southwest of Greenbank Road (13214 Patuxent Road) LOCATION: Zoning Commissioner
Office of Planning & Zoning Zoning Petition Nos. 85-53-A, 85-54-A, SUBJECT 85-55-A, 85-58-A, 85-61-A, and 85-62-SpH Beginning on the northwest Wednesday, August 29, 1984 at 10:00 A.M. DATE & TIME: County Office Building side of Patuxent Rd, at the dis-Towson, Maryland 21204 Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland PUBLIC HEARING: tance of 186 feet southwest of CRITICAL AREA REVIEW There are no comprehensive planning factors requiring comment Greenbank Rd. Being lot 142, in The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Zoning Item # 366 Zoning Advisory Committee Meeting of July 10, 1984 the subdivision of Cliver Beach. on these petitions. Book No. 14 Folio 37. Also Petition for Variance to permit a side yard setback of 4 ft. in lieu of the required 10 ft. Property Owner: Charles J. Crowther, et uv. known as 13214 Patuxent Rd. in Location: N/WS Paturent Rd 186' S/W Greenbank Rd. District 15 the 15th Election District. Being the property of Charles J. Crowther, et ux, as shown on plat plan filed with the Zoning Department. Stream(s) on Property Yes \_\_\_\_ No \\_ COMMENTS Property lies within 1000' of Gunpsweer River In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said NEG/JGH/sf permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at Wetlands/Hydric Soils Yes \_\_\_ No V\_\_ COMMENTS Soil Survey Map Sheet 37 indicates Sassafras series. BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY Note: As per Baltimore County Health Department Wetland Guidelines, development or grading is prohibited in upland and tidal wetlands. OTHER COMMENTS This proposal will not result in adverse water quality as long as appropriate sediment control measures are observed during and construction Quat 1, 1984 BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 INTER-OFFICE CORRESPONDENCE Mr. & Mrs. Charles J. Crowther 13214 Patuxent Road ARNOLD JABLON Baltimore, Maryland 21220 Date July 20, 1984 Zoning Commissioner July 20, 1984 ARNOLD JABLON ZONING COMMISSIONER NOTICE OF HEARING PAUL J. SCLOMON, Head Environmental Planning Section, OPZ Re: Petition for Variance

NW/S Patuxent Rd., 186 SW of Greenbank

Road (13214 Patuxent Road)

Charles J. Crowther, et ux - Petitioners

Case No. 85-61-A SUBJECT Critical Area SUBJECT Zoning Petition Cases #365, 366 and #3 August 23, 1984 I have reviewed these cases and have determined that the requests are consistent with the goals and objectives of the Chesapeake Bay Critical Area requirements. Please be advised that the following items are in a critical area and comments should be submitted according to my previous memo of June 15, 1984. TIME: 10:00 A.M. Mr. & Mrs. Charles J. Crowther 13214 Patuxent Road Baltimore, Maryland 21220 DATE: Wednesday, August 29, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Re: Petition for Variance NW/S Patuxent Rd., 186' SW of Greenbank Road (13214 Patuxent Road) Item No. 365 -Avenue, Towson, Maryland Item No. 366 "listed as possible critical area" PJS:vh Case No. 85-61-A Environmental Planning Section Item No. 3 -Dear Mr. & Mrs. Crowther: This is to advise you that \$42.85 is due for advertising and posting cy: Eugene A. Bober, Chief Current Planning & Development Div., OPZ of the above property. NBC:bsc This fee must be paid and our zoning sign and post returned on the day cc: files Nicholas B. Commodari, Chairman Zoning Advisory Committee of the hearing before an Order is issued. Do not remove sign until day of hearing. Andrea Van Arsdale Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Coastal Zone Planner, OPZ Towson, Maryland 21204, before the hearing. of Baltimore County No. 131973 BALTIMORE COUNTY, MARYLAND No. 133273 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT MISCELLANEOUS CASH RECEIPT 1 UI 1 YARIANCE Advertising and Posting Case #85-61-A @ 135\*\*\*\*\*35£0:b \$274A @ 035\*\*\*\*\*\*42851# #30#F Sec. 2011 VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON ZONING COMMISSIONER

August 30, 1984

Mr. and Mrs. Charles J. Crowther 13214 Patuxent Road Baltimore, Maryland 21220

> RE: Petition for Variance NW/S of Patuxent Rd., 186' SW of Greenbank Rd. (13214 Patuxent Rd.) Charles J. Crowther, et ux - Petitioners No. 85-61-A (Item No. 366)

Dear Mr. and Mrs. Crowther:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

PETITION FOR VARIANCE

ZONING: Polition for Variance
LOCATION: Northwest side
Patuxent Rd., 188 ft. Southwest of Greenbank Road
(13214 Patuxent Road)
DATE & TIME: Wednesday,
August 29, 1964 at 10:00 A.M.
PUBLIC HEARING: Room
Man, County Office Building,
111 W. Chempeake Avenue,
Towson, Maryland

bearing.

By Order Of

ARNOLD JABLON

Zoning Commissioner

of Baltimore County

ARE RESIDENCE

85-61-A

CERTIFICATE OF POSTING Toursen, Maryland

District 15		Date of Posting.	8/11/34
Posted for: Lander J.	Sanare	l +	
Petitioner: Mandely J. Location of property: Miles 13	etuent	rd. 1	86°500 P
Dreenbank Al	/		
Location of Signe: from 13	Angen	ty (# 13	32/4 Paturent
Remarks: Posted by 12/11 2. (w/e/)	Mar	Date of return: S	/17/84
Signature Number of Signs:			

CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_\_\_August\_9,\_\_\_, 19.84\_ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on \_\_\_\_August\_9, 19.84..

THE JEFFERSONIAN,

Publisher

Cost of Advertising 1800

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Case No. 85-61-A

Attorney

Petition for Variance 15th Election District

ZONING: Petition for Variance.
LOCATION: Northwest side of Patuxent Road, 186 ft. Southwest of Greenbank Road (13214 Patuxent

Road).
DATE & TIME: Wednesday, Au-

public HEARING: Room 106,
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore
ing Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Variance to permit a
side yard setback of 4 ft. in lieu of the
required 10 ft.
Being the property of Charles J. if
Crowther, et ux, as shown on plat plan
filed with the Zoning Department.

Crowther, et ux, as shown on plat plan filled with the Zoning Department.

In the event that this Petition is a granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request of for a stay of the issuance of said permit during this period for soud cause is the period for soud cause is the second cause is the second cause in the second cause in the second cause is the second cause in the second cause in the second cause in the second cause in the second cause is the second cause in the second cause in

mit during this period for good cause of shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF:

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of July ara, 19**84** 

Zoning Commissioner

Petitioner Charles J. Crowther, et Alceived by: Petitioner's

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

**Times** 

*This is to Certify*, That the annexed

was inserted in Operimes, a newspaper printed and published in Baltimore County, once in each successive weeks before the

North NEF.IN Map Vicinity **ELECTION** 

DISTRICT: 15 0-12 2/11

#346

PLAT FOR ZONING VARIANCE Owner- Charles & Sharon Crowther District- 15, zoned D. R. 5.5 Subdivision- Oliver Beach Lot- 142 Book no. 14 Folio 37 Existing utilities in Patuxent Rd. Scale: 1"=25' 50' x 215! W 50'x 206 Vacant lot #86 50'x 196' Proposed Addition Existing 3 Bldg. Existing Dwelling lot 85 50' x 186' Morth Patuxent Rd 50' RW, 24' Paring Fire hydrant

nederstands and a state of the state of the